

Single Family Residence **RESIDENTIAL**

2751 RIVER RUN TER

MIRAMAR, FL 33025

\$364,341 TopHap Estimate · \$260 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,402 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1991

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$364K

\$344K low

\$385K high

Last Sale

\$82,500 · Jul 18, 2019

Est. Owner Equity

\$199,341

Loan-to-Value

41%

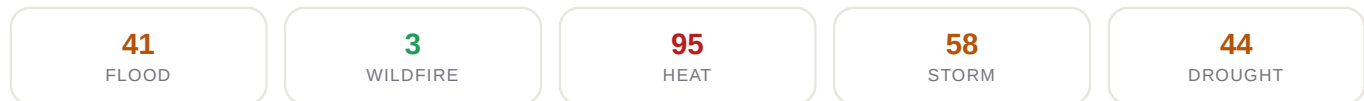
TAX & ASSESSMENT

Property Tax	\$2,535 (2025)
Assessed Value	\$139,690
Previous Assessed	\$136,020
Assessor Market Value	\$415,600

PROPERTY FACTS

Property Type	Single Family Residence
County	BROWARD
Lot (acres)	0.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2019	Non-arms-length	Warranty Deed	\$82,500	\$59	\$165K
Feb 19, 2010	Quitclaim	Quit Claim Transfer			
Dec 22, 2009	Resale	Warranty Deed	\$160,000	\$114	\$157K
Jul 24, 2002	Resale	Grant Deed	\$149,900	\$107	\$135K
Jun 18, 1999	Resale	Grant Deed	\$113,000	\$81	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sea Castle Elementary School	Elementary	KG–5	0.3 mi
New Renaissance Middle School	Middle	6–8	0.7 mi
Miramar High School	High	9–12	1.1 mi

District: Broward County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 33025

76 CRIME INDEX	88 AIR POLLUTION	79,096 POPULATION	\$70K MEDIAN IN-COME	75°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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